

# Hawthorn Bank

## Dunfermline

An exclusive development of 3, 4 & 5 bedroom homes

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An exclusive development of 3, 4 & 5 bedroom homes



**Welcome to Hawthorn Bank, a desirable development of 39 quality homes on an attractive elevated site in the popular town of Dunfermline.**

At Hawthorn Bank you will find a selection of three, four and five bedroom homes, each representing exceptional value and constructed with the utmost attention to style, quality, function and environmental efficiency. The site enjoys southerly views across the Forth towards Edinburgh and is within easy reach of transport links, schools, shops and leisure facilities.



We want your home to be as individual as you are and to reflect your lifestyle. Perhaps you want a bright, cheerful home for your little ones with space to play, easy access to a secure garden and, indoors, tough surfaces that are easy to keep clean. Maybe you want your home to be a calming retreat from the world with lots of soft colours and thick carpet underfoot. Perhaps your home is more of a workspace and you need a well-equipped office and task lighting. Perhaps you want it to be all of these things.



The good news is that when you buy a Champion Home you can create the perfect environment for you. At our state of the art Choices Suite in Dunfermline, you can choose your kitchen and bathroom as well as finishing touches such as doors, wardrobes, lighting, tiling and flooring.

By the time our expert sales advisors have taken you through all of your options, many of which come at no additional cost, your home will be unique – which is just what we want for our clients.

## Lifestyle Choices

[www.championhomes.com](http://www.championhomes.com)

# Hawthorn Bank

## A view steeped in history

It is easy to see why Dunfermline continues to be popular with homebuyers at every stage of life. With its stunning Abbey and rich royal past, it is steeped in Scottish history while benefiting from excellent transport links to all parts of Scotland and being located only 11 miles from Edinburgh International Airport. The town also has five high schools, two theatres, two fabulous parks, great shopping - including a 24 hour Asda close to the development - ample places to eat out and superb sports facilities.

Also within walking distance of Hawthorn Bank is the village of Townhill, home to a primary school and shopping facilities as well as the National Waterski Centre at Townhill Loch.



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




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**Welcome to Hawthorn Bank, a desirable development of 39 quality homes on an attractive elevated site in the popular town of Dunfermline.**

At Hawthorn Bank you will find a selection of three, four and five bedroom homes, each representing exceptional value and constructed with the utmost attention to style, quality, function and environmental efficiency. The site enjoys southerly views across the Forth towards Edinburgh and is within easy reach of transport links, schools, shops and leisure facilities.

	<b>Camellia</b> 5 Bedroom Detached PLOT 7		<b>Laburnum</b> 4 Bedroom Detached PLOTS 8/10/19/21/25
	<b>Japonica</b> 5 Bedroom Detached PLOTS 16/17		<b>Laburnum 2</b> 4 Bedroom Detached PLOT 15
	<b>Jacaranda</b> 5 Bedroom Detached PLOTS 11/12		<b>Frangipani</b> 3 Bedroom Detached PLOT 6
	<b>Jacaranda 2</b> 5 Bedroom Detached PLOTS 14		<b>Lavender</b> 3 Bedroom Detached PLOTS 23/24/39
	<b>Oleander (Double Garage)</b> 4 Bedroom Detached PLOT 1		<b>Viola</b> 3 Bedroom Detached PLOTS 18/28
	<b>Oleander</b> 4 Bedroom Detached PLOTS 3/4/13/20/22		<b>Alameda</b> 3 Bedroom Detached PLOTS 2/33/34
	<b>Hibiscus</b> 4 Bedroom Detached PLOTS 9/26		<b>Myrtle</b> 3 Bedroom Semi Detached PLOTS 31/32/37/38
	<b>Wisteria</b> 4 Bedroom Detached PLOTS 5/27		<b>Hazel</b> 3 Bedroom Semi Detached PLOTS 29/30/35/36



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The plans, illustrations, photography and sizes are indicative. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form part of any contract.



## Specification



### General

- UPVC Sealed Double Glazed Windows
- Gas Central Heating
- Moulded Panel Interior Doors
- Coving in Lounge
- Choice of Chrome or Brass Ironmongery
- High Thermal Insulation
- Multi Point Locking External Doors
- French Doors
- Security Alarm
- Power Point in Garage
- 3 Mains Connected Smoke Detectors
- 1 Mains Connected Heat Detector
- 1 Mains Connected Carbon Monoxide Detector
- TV Point in Lounge, Master Bedroom and Study
- Telephone Point in Lounge, Master Bedroom and Study
- Fitted Wardrobes (As indicated on Floor Plans)
- NHBC 10 Year Guarantee

### Kitchen

- Luxury Fitted Kitchen
- Pelmet Lighting to Kitchen Units
- Plumbing for Washing Machine and Dishwasher
- Dual Fuel Cooker Supply
- Ceramic Disc Mixer Taps
- 1½ Bowl Stainless Steel Sink
- Stainless Steel Chimney Hood
- Stainless Steel Splashback
- Bosch Oven & Hob

### Bathroom

- Extractor Fans in Bathroom and EnSuite
- Ideal Standard Tempo Sanitary Ware and Brassware
- Porcelanosa Wall Tiling

### Exterior

- External Lights with Sensors
- Turfed Front Garden
- Outside Tap
- Rotary Dryer
- Monobloc Driveways
- 1.8m High Fencing between Plots to Rear Gardens



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## Camellia

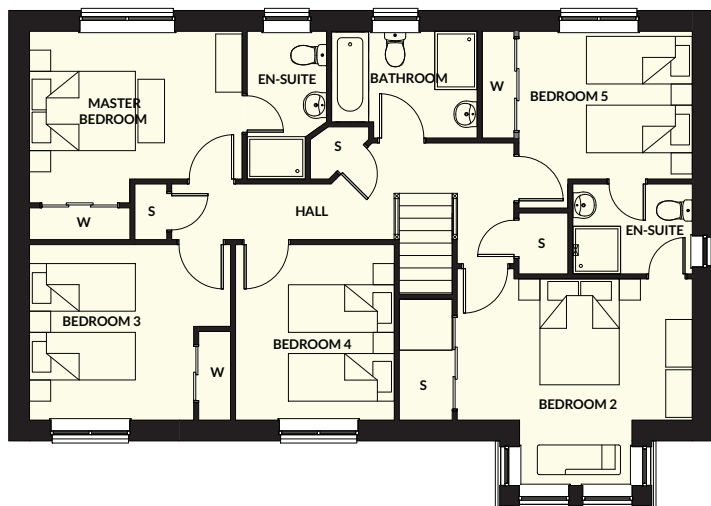
5 Bedroom Detached Villa with Integral Garage

- Lounge with Bay Window
- Dining/Family Room
- Kitchen
- Laundry
- Ground Floor Shower Room
- Study
- 5 Double Bedrooms (Master with En-suite)
- Jack and Jill En-suite Bedroom 2/5
- Large Family Bathroom with Separate Shower



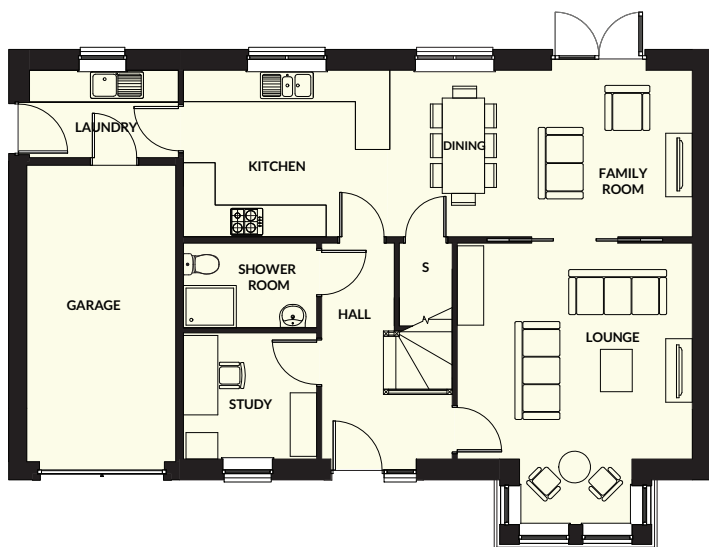
## Camellia

### 5 Bedroom Detached Villa with Integral Garage



#### Upper Floor

<b>Master Bedroom</b>	4.02 x 3.24m	13'2" x 10'8"
<b>En-suite</b>	2.79 x 1.50m	9'2" x 4'11"
<b>Bedroom 2</b>	4.44 x 3.91m	14'7" x 12'10"
<b>En-suite 2</b>	2.26 x 1.70m	7'5" x 5'7"
<b>Bedroom 3</b>	3.80 x 3.31m	12'6" x 10'11"
<b>Bedroom 4</b>	3.31 x 3.00m	10'11" x 9'10"
<b>Bedroom 5</b>	3.34 x 3.28m	11'0" x 10'9"
<b>Bathroom</b>	2.75 x 2.02m	9'1" x 6'8"



#### Ground Floor

<b>Lounge</b>	5.32 x 4.44m	17'6" x 14'7"
<b>Kitchen/Din/Fam</b>	9.62 x 3.15m	31'7" x 10'4"
<b>Study</b>	2.52 x 2.38m	8'3" x 7'10"
<b>Laundry</b>	2.81 x 1.65m	9'5" x 5'5"
<b>Shower Room</b>	2.52 x 1.60m	8'3" x 5'3"
<b>Garage</b>	5.76 x 2.81m	18'11" x 9'3"



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## Japonica

### 5 Bedroom Detached Villa with Integral Garage

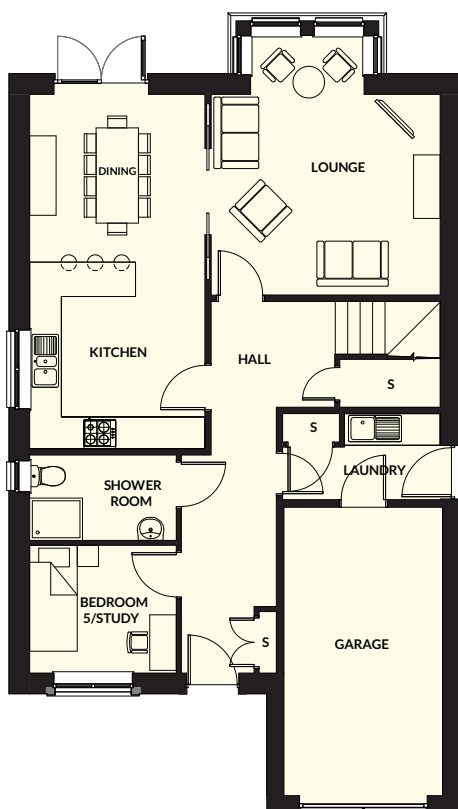
- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- Ground Floor Shower Room
- 4 Double Bedrooms (Master with En-suite and Dressing Room)
- Jack and Jill En-suite Bedroom 3/4
- 1 Single Bedroom/Study
- Large Family Bathroom with Separate Shower





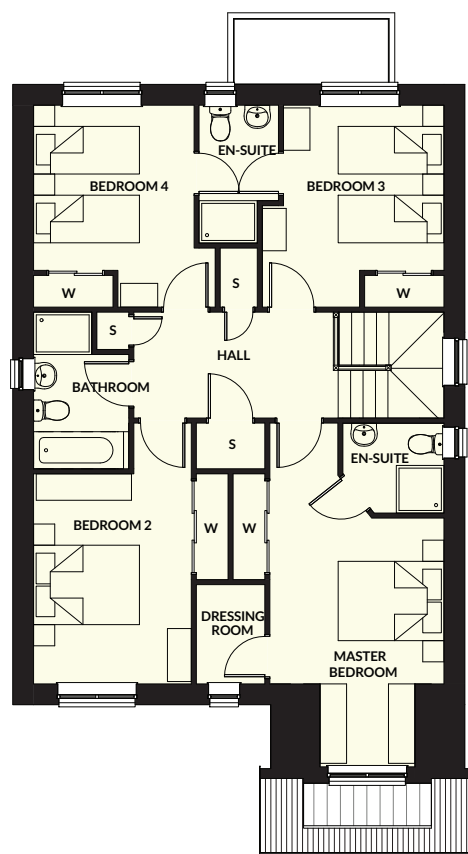
## Japonica

### 5 Bedroom Detached Villa with Integral Garage



#### Ground Floor

Lounge	4.91 x 4.33m	16'1" x 14'3"
Kitchen/Dining	6.69 x 3.31m	22'0" x 10'11"
Bedroom 5/Study	2.77 x 2.41m	9'1" x 7'11"
Laundry	2.98 x 1.63m	9'9" x 5'4"
Shower Room	2.77 x 1.63m	9'1" x 5'4"
Garage	5.60 x 3.00m	9'10" x 18'5"



#### Upper Floor

Master Bedroom	6.49 x 3.29m	21'4" x 10'10"
En-suite	1.91 x 1.70m	6'3" x 5'7"
Dressing Room	1.88 x 1.30m	6'2" x 4'3"
Bedroom 2	4.93 x 2.98m	16'2" x 9'10"
Bedroom 3	3.82 x 3.43m	12'6" x 11'3"
Bedroom 4	3.82 x 3.43m	12'6" x 11'3"
En-suite Bed 3/4	2.60 x 1.50m	8'7" x 4'11"
Bathroom	3.00 x 1.80m	9'9" x 5'11"



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## Jacaranda

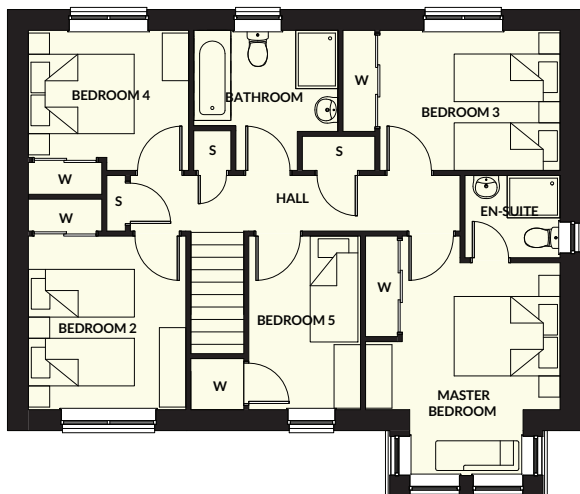
5 Bedroom Detached Villa with Integral Garage

- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Large Family Bathroom with Separate Shower



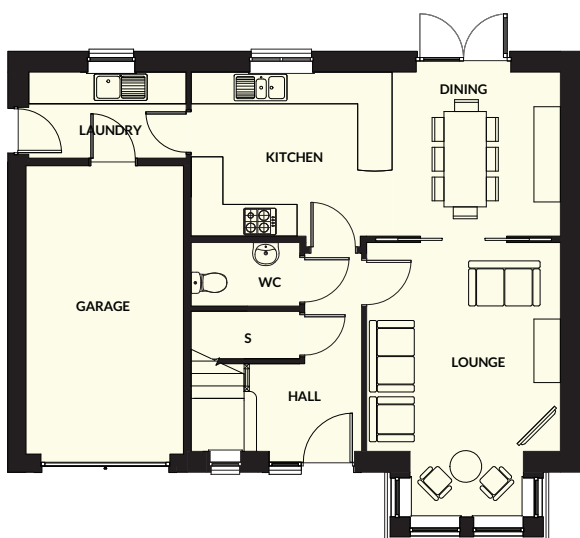
## Jacaranda

### 5 Bedroom Detached Villa with Integral Garage



#### Upper Floor

Master Bedroom	4.52 x 3.68m	14'10" x 12'5"
En-suite	1.80 x 1.55m	5'10" x 5'1"
Bedroom 2	3.28 x 2.98m	10'9" x 9'9"
Bedroom 3	3.41 x 2.65m	11'2" x 8'8"
Bedroom 4	3.03 x 2.65m	9'11" x 8'8"
Bedroom 5	3.28 x 2.11m	10'9" x 6'11"
Bathroom	2.73 x 2.65m	8'11" x 8'8"



#### Ground Floor

Lounge	5.19 x 3.66m	17'5" x 12'0"
Kitchen/Dining	6.98 x 3.10m	22'10" x 10'2"
Laundry	2.98 x 1.63m	9'9" x 5'4"
WC	2.05 x 1.20m	6'9" x 3'11"
Garage	5.60 x 2.98m	18'4" x 9'9"



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## Jacaranda 2

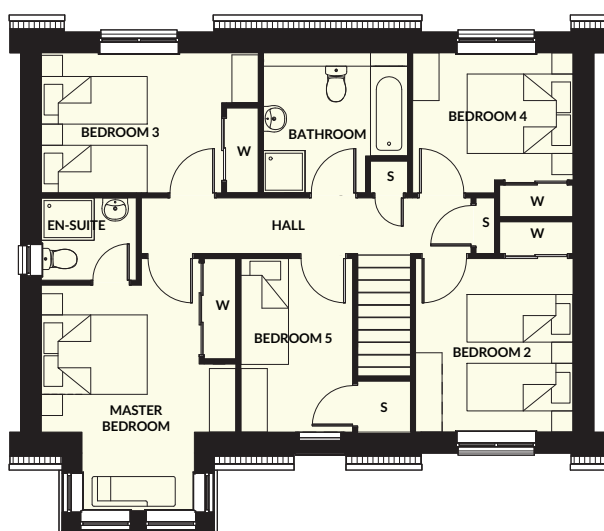
5 Bedroom Detached Villa with Integral Garage

- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Large Family Bathroom with Separate Shower



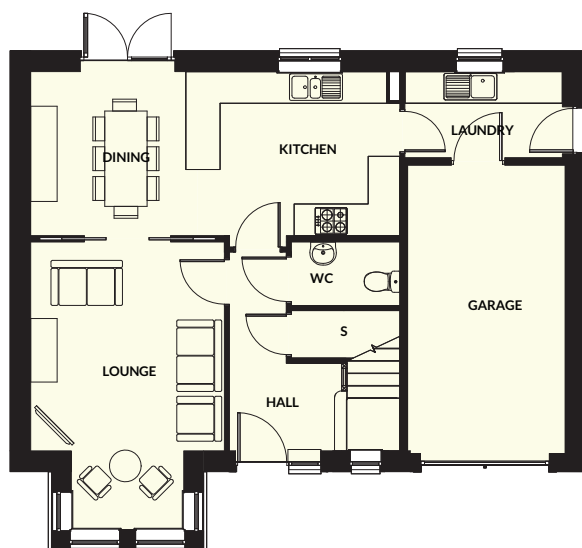
## Jacaranda 2

5 Bedroom Detached Villa with Integral Garage



### Upper Floor

Master Bedroom	4.27 x 3.68m	14'0" x 12'1"
En-suite	1.80 x 1.55m	5'10" x 5'1"
Bedroom 2	3.28 x 2.98m	10'9" x 9'9"
Bedroom 3	4.10 x 2.65m	13'6" x 8'8"
Bedroom 4	3.03 x 2.65m	9'11" x 8'8"
Bedroom 5	3.28 x 2.11m	10'9" x 6'11"
Bathroom	2.73 x 2.65m	8'11" x 8'8"



### Ground Floor

Lounge	5.43 x 3.66m	17'10" x 12'0"
Kitchen/Dining	6.98 x 3.10m	22'10" x 10'2"
Laundry	2.98 x 1.63m	9'9" x 5'4"
WC	2.05 x 1.20m	6'9" x 3'11"
Garage	5.60 x 2.98m	18'4" x 9'9"



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## Oleander

4 Bedroom Detached Villa with Integral Garage

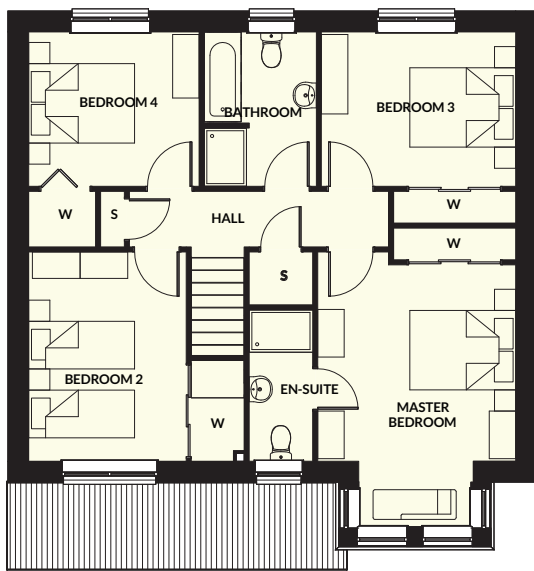
- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite and Bay Window)
- Family Bathroom with Separate Shower





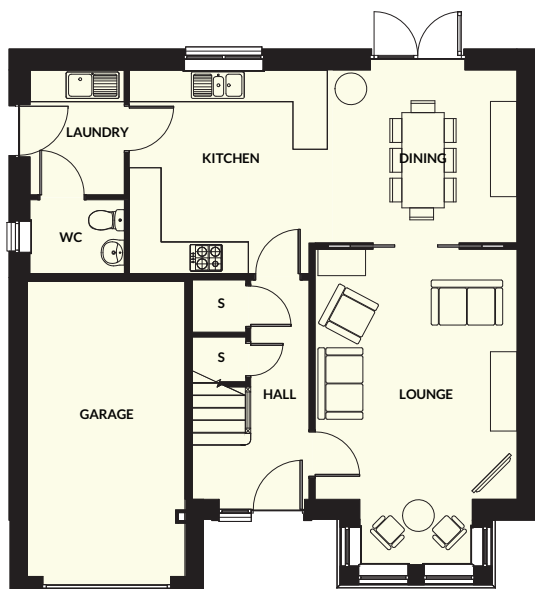
## Oleander

### 4 Bedroom Detached Villa with Integral Garage



#### Upper Floor

<b>Master Bedroom</b>	5.20 x 3.74m	17'1" x 12'4"
<b>En-suite</b>	2.86 x 1.20m	9'5" x 3'11"
<b>Bedroom 2</b>	3.96 x 2.98m	13'0" x 9'9"
<b>Bedroom 3</b>	3.67 x 2.92m	12'1" x 9'7"
<b>Bedroom 4</b>	3.22 x 2.92m	10'7" x 9'7"
<b>Bathroom</b>	2.92 x 2.12m	9'7" x 6'11"



#### Ground Floor

<b>Lounge</b>	5.97 x 3.81m	19'7" x 12'6"
<b>Kitchen/Dining</b>	7.32 x 3.85m	24'5" x 12'8"
<b>Laundry</b>	2.36 x 1.78m	7'9" x 5'10"
<b>WC</b>	1.78 x 1.40m	5'10" x 4'7"
<b>Garage</b>	5.73 x 2.98m	18'10" x 9'9"



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## Hibiscus

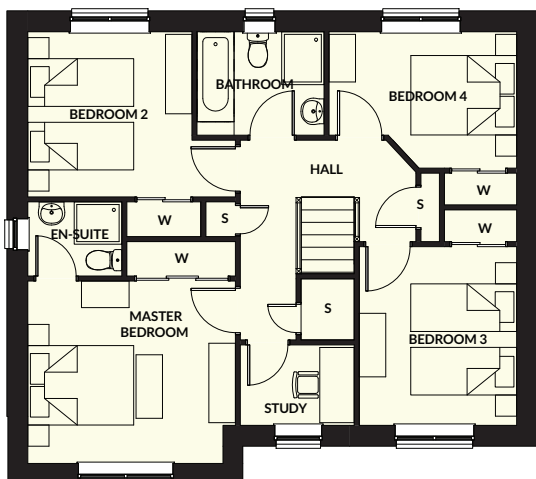
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- Large Family Bathroom with Separate Shower



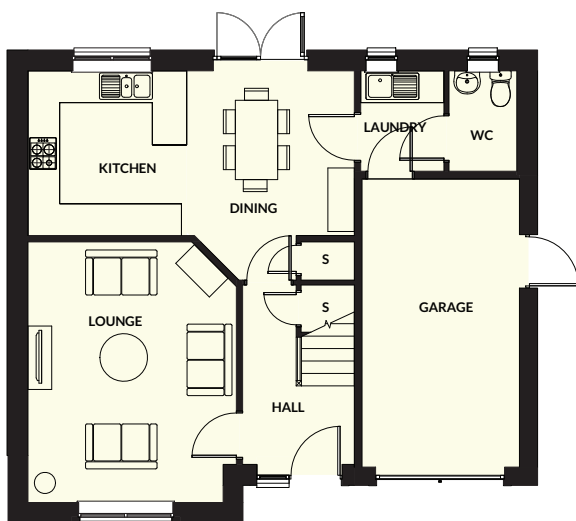
## Hibiscus

### 4 Bedroom Detached Villa with Integral Garage



#### Upper Floor

Master Bedroom	3.92 x 3.45m	12'10" x 11'4"
En-suite	1.78 x 1.40m	5'10" x 4'7"
Bedroom 2	3.92 x 3.12m	12'10" x 10'3"
Bedroom 3	3.38 x 2.97m	11'1" x 9'9"
Bedroom 4	3.55 x 2.58m	11'8" x 8'6"
Bathroom	2.40 x 1.96m	7'10" x 6'5"
Study	2.15 x 1.52m	7'1" x 5'0"



#### Ground Floor

Lounge	4.93 x 3.94m	16'2" x 12'11"
Kitchen/Dining	6.17 x 3.95m	20'3" x 12'11"
Laundry	1.90 x 1.57m	6'3" x 5'2"
WC	1.90 x 1.28m	6'3" x 4'3"
Garage	5.60 x 2.98m	18'5" x 9'9"



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## Wisteria

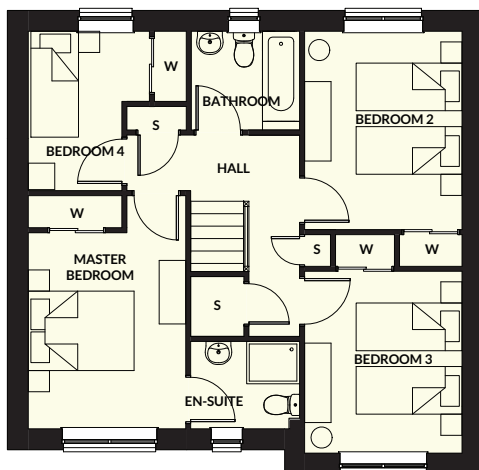
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 3 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



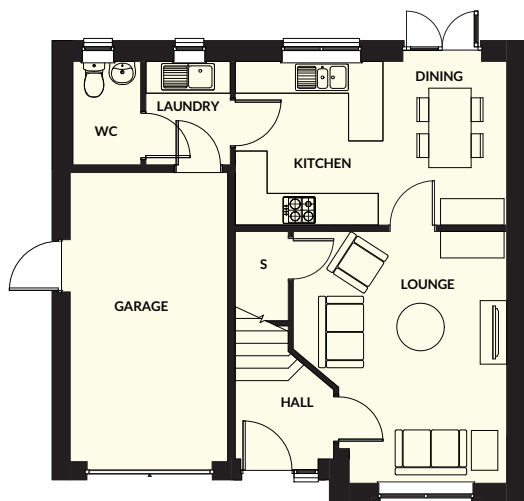
## Wisteria

### 4 Bedroom Detached Villa with Integral Garage



#### Upper Floor

Master Bedroom	4.41 x 2.97m	14'5" x 9'9"
En-suite	2.06 x 1.65m	6'9" x 5'5"
Bedroom 2	3.75 x 2.98m	12'4" x 9'9"
Bedroom 3	3.44 x 2.98m	11'3" x 9'9"
Bedroom 4	3.01 x 2.29m	9'11" x 7'6"
Bathroom	2.04 x 1.87m	6'8" x 6'2"



#### Ground Floor

Lounge	4.76 x 4.03m	15'8" x 13'3"
Kitchen/Dining	5.13 x 3.09m	16'10" x 10'2"
Laundry	1.95 x 1.60m	6'5" x 5'3"
WC	1.95 x 1.28m	6'5" x 4'3"
Garage	5.62 x 2.98m	18'5" x 9'9"



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## Laburnum

4 Bedroom Detached Villa with Integral Garage

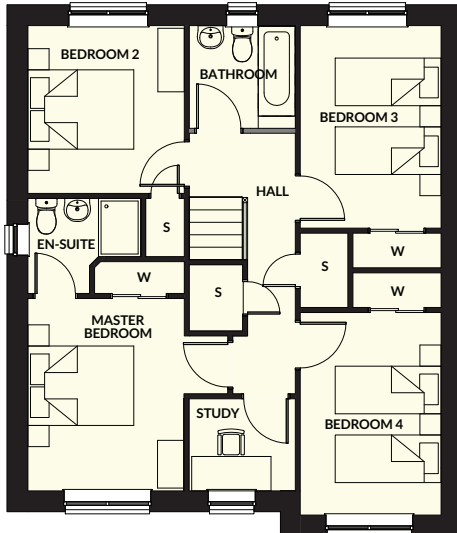
- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- Study
- Family Bathroom





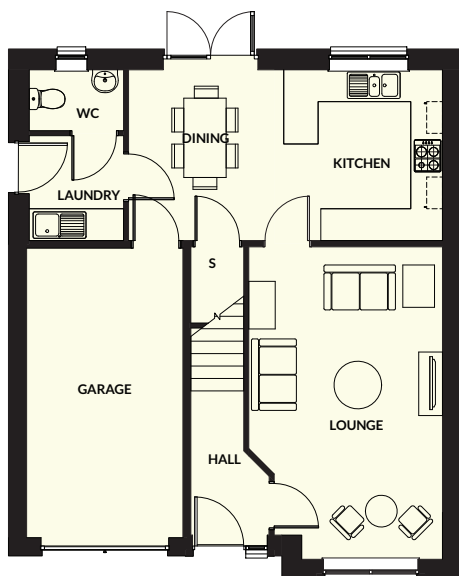
## Laburnum

4 Bedroom Detached Villa with Integral Garage



### Upper Floor

<b>Master Bedroom</b>	3.78 x 3.63m	12'5" x 11'11"
<b>En-suite</b>	2.13 x 1.80m	7'0" x 5'11"
<b>Bedroom 2</b>	3.17 x 2.96m	10'5" x 9'9"
<b>Bedroom 3</b>	3.83 x 2.66m	12'7" x 8'9"
<b>Bedroom 4</b>	3.83 x 2.66m	12'7" x 8'9"
<b>Study</b>	2.01 x 1.74m	6'7" x 5'9"
<b>Bathroom</b>	2.00 x 1.94m	6'7" x 6'5"



### Ground Floor

<b>Lounge</b>	5.90 x 3.66m	19'5" x 12'0"
<b>Kitchen/Dining</b>	5.93 x 3.23m	19'6" x 10'7"
<b>Laundry</b>	1.98 x 1.78m	6'6" x 5'10"
<b>WC</b>	1.78 x 1.15m	5'10" x 3'10"
<b>Garage</b>	5.63 x 2.96m	18'6" x 9'9"



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## Laburnum 2

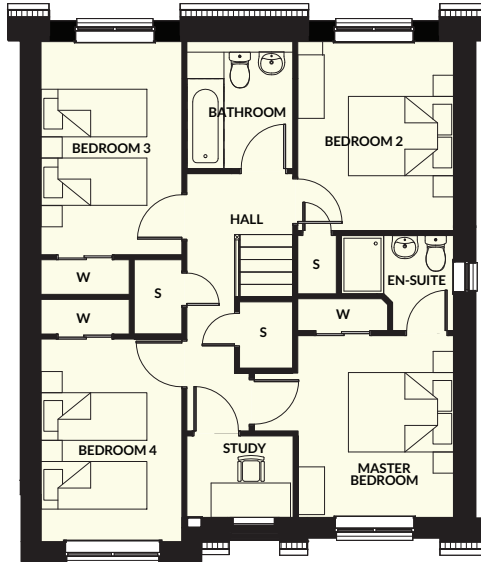
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- Study
- Family Bathroom



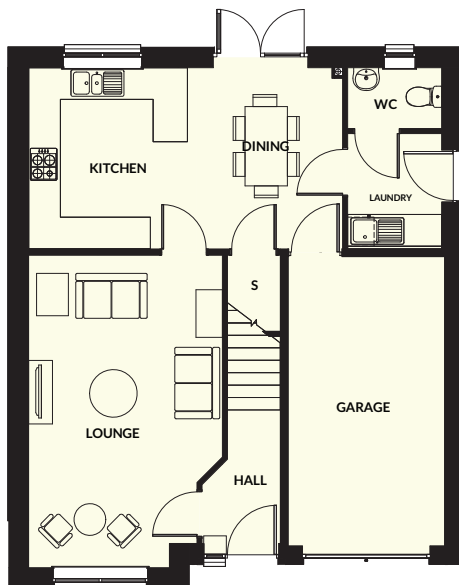
## Laburnum 2

4 Bedroom Detached Villa with Integral Garage



### Upper Floor

<b>Master Bedroom</b>	3.78 x 3.63m	12'5" x 11'11"
<b>En-suite</b>	2.13 x 1.80m	7'0" x 5'11"
<b>Bedroom 2</b>	3.57 x 2.96m	11'9" x 9'9"
<b>Bedroom 3</b>	4.03 x 2.66m	13'3" x 8'9"
<b>Bedroom 4</b>	3.83 x 2.66m	12'7" x 8'9"
<b>Study</b>	2.01 x 1.74m	6'7" x 5'9"
<b>Bathroom</b>	2.40 x 2.00m	7'11" x 6'7"



### Ground Floor

<b>Lounge</b>	5.90 x 3.66m	19'5" x 12'0"
<b>Kitchen/Dining</b>	5.93 x 3.43m	19'6" x 11'3"
<b>Laundry</b>	2.13 x 1.78m	7'0" x 5'10"
<b>WC</b>	1.78 x 1.15m	5'10" x 3'10"
<b>Garage</b>	5.63 x 2.96m	18'6" x 9'9"



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## Lavender

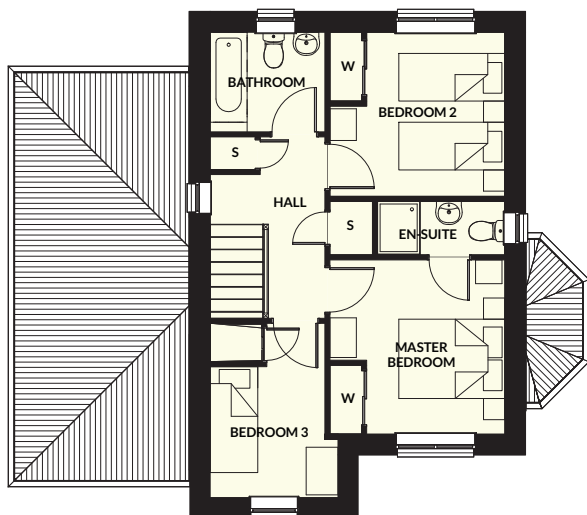
### 3 Bedroom Detached Villa with Garage

- Lounge with Bay Window
- Kitchen/Dining
- Laundry
- WC
- 2 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



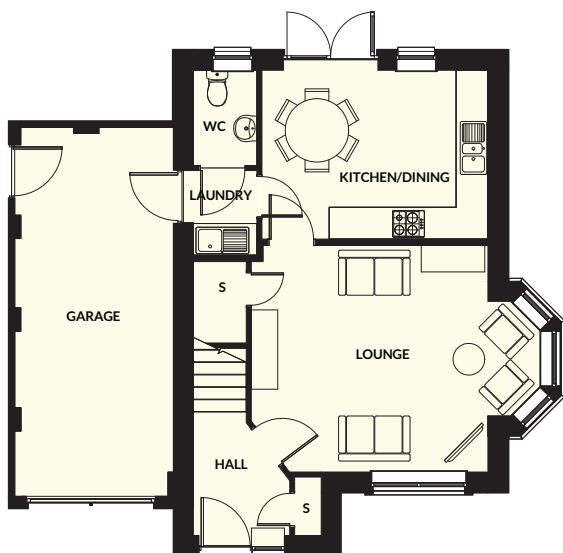
## Lavender

### 3 Bedroom Detached Villa with Garage



#### Upper Floor

Master Bedroom	3.30 x 3.29m	10'10" x 10'10"
En-suite	2.40 x 1.01m	7'11" x 3'4"
Bedroom 2	3.30 x 3.10m	10'10" x 10'2"
Bedroom 3	3.29 x 2.42m	10'10" x 7'11"
Bathroom	2.17 x 1.88m	7'2" x 6'2"



#### Ground Floor

Lounge	5.51 x 4.28m	18'1" x 14'5"
Kitchen/Dining	4.27 x 3.19m	14'0" x 10'6"
Laundry	1.60 x 1.20m	5'3" x 3'11"
WC	1.80 x 1.20m	5'11" x 3'11"
Garage	7.02 x 3.00m	23'0" x 9'10"



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## Viola

3 Bedroom Detached Villa with Integral Garage

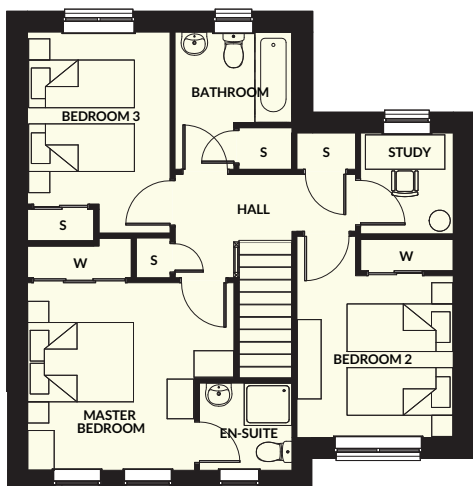
- Lounge/Dining
- Kitchen
- WC
- 3 Double Bedrooms (Master with En-suite)
- Study
- Family Bathroom





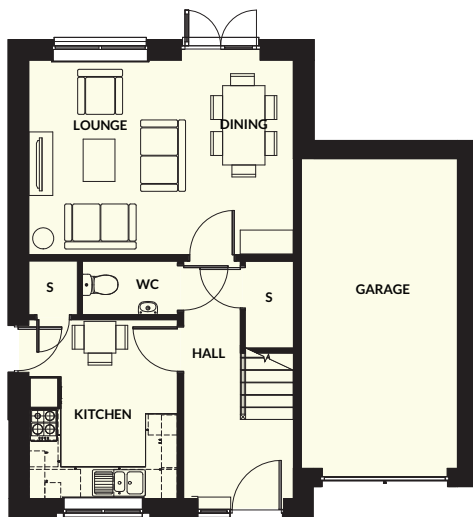
## Viola

### 3 Bedroom Detached Villa with Integral Garage



#### Upper Floor

Master Bedroom	3.90 x 3.54m	12'10" x 11'8"
En-suite	1.74 x 1.65m	5'9" x 5'5"
Bedroom 2	3.80 x 2.96m	12'6" x 9'9"
Bedroom 3	3.79 x 2.69m	12'6" x 8'11"
Study	1.90 x 1.75m	6'3" x 5'9"
Bathroom	2.59 x 2.20m	7'3" x 8'6"



#### Ground Floor

Lounge	4.99 x 3.67m	16'5" x 12'0"
Kitchen/Dining	3.38 x 2.80m	11'1" x 9'3"
WC	1.79 x 1.01m	5'11" x 3'4"
Garage	6.00 x 2.95m	19'8" x 9'9"



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## Alamanda

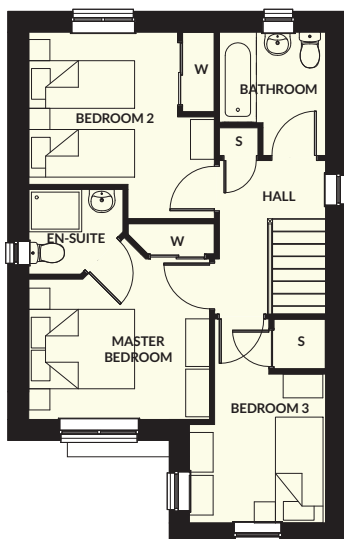
### 3 Bedroom Detached Villa

- Lounge
- Kitchen/Dining
- WC
- 2 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



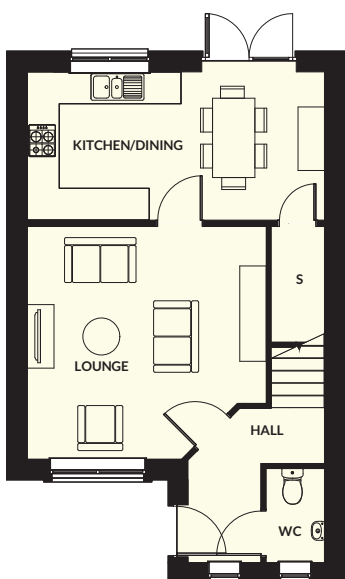
## Alameda

### 3 Bedroom Detached Villa



#### Upper Floor

<b>Master Bedroom</b>	3.42 x 3.03m	11'3" x 10'0"
<b>En-suite</b>	1.78 x 1.60m	5'10" x 5'3"
<b>Bedroom 2</b>	3.52 x 3.51m	11'7" x 11'6"
<b>Bedroom 3</b>	3.85 x 2.58m	12'8" x 8'6"
<b>Bathroom</b>	2.33 x 2.01m	7'8" x 6'7"



#### Ground Floor

<b>Lounge</b>	4.51 x 4.40m	14'10" x 14'5"
<b>Kitchen/Dining</b>	5.61 x 2.80m	18'5" x 9'2"
<b>WC</b>	1.78 x 1.11m	5'10" x 3'8"



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## Myrtle

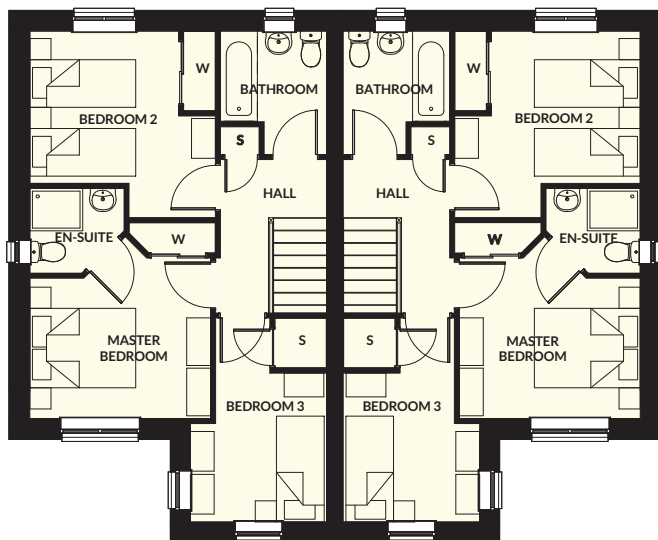
### 3 Bedroom Semi Detached Villa

- Lounge
- Kitchen/Dining
- WC
- 2 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



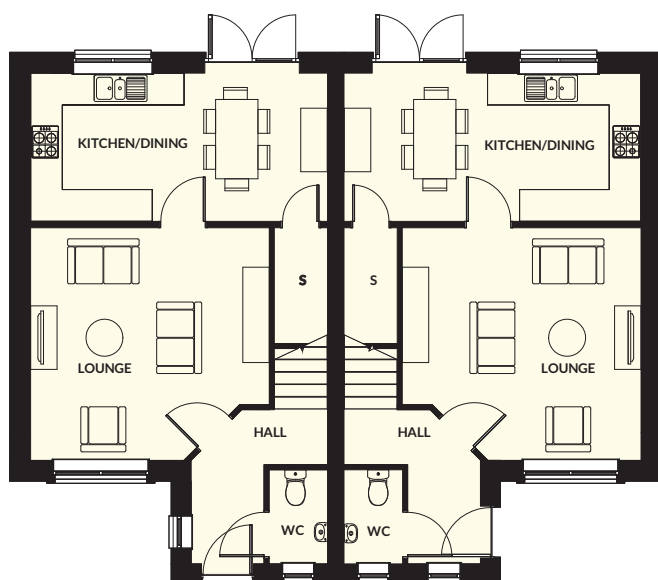
## Myrtle

### 3 Bedroom Semi Detached Villa



#### Upper Floor

Master Bedroom	3.42 x 3.03m	11'3" x 10'0"
En-suite	1.78 x 1.60m	5'10" x 5'3"
Bedroom 2	3.52 x 3.51m	11'7" x 11'6"
Bedroom 3	3.85 x 2.58m	12'8" x 8'6"
Bathroom	2.33 x 2.01m	7'8" x 6'7"



#### Ground Floor

Lounge	4.51 x 4.40m	14'10" x 14'5"
Kitchen/Dining	5.61 x 2.80m	18'5" x 9'2"
WC	1.78 x 1.11m	5'10" x 3'8"



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## Hazel

### 3 Bedroom Semi Detached Villa

- Lounge
- Kitchen/Dining
- Laundry
- WC
- 1 Double Bedroom
- 2 Single Bedrooms
- Family Bathroom



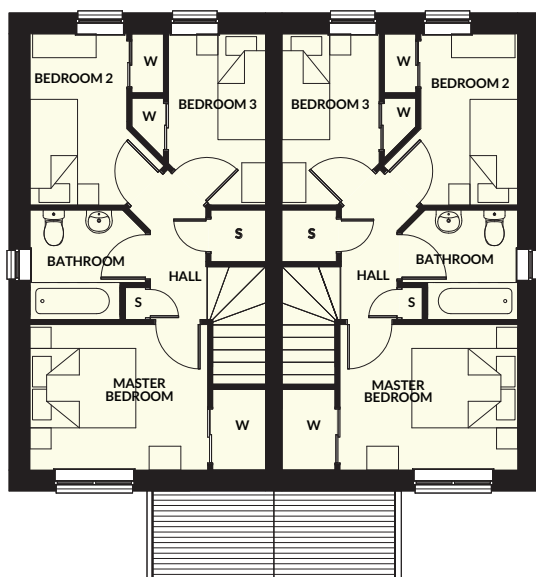
# Hawthorn Bank

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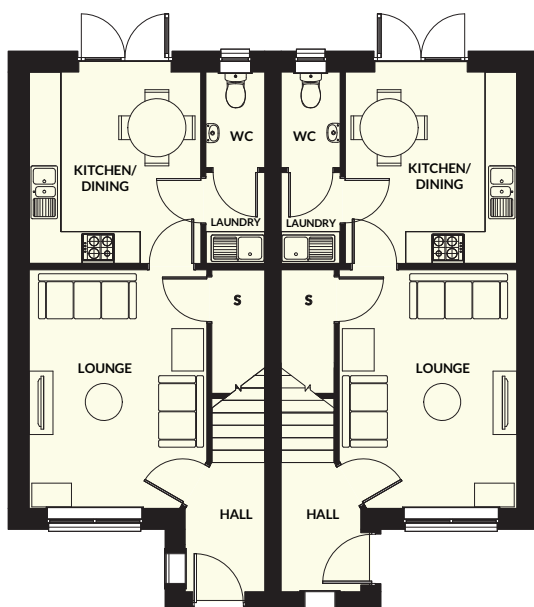
## Hazel

3 Bedroom Semi Detached Villa



### Upper Floor

Master Bedroom	3.36 x 2.75m	11'0" x 9'0"
Bedroom 2	3.24 x 1.83m	10'8" x 6'0"
Bedroom 3	3.24 x 1.83m	10'8" x 6'0"
Bathroom	2.18 x 2.07m	7'2" x 6'10"



### Ground Floor

Lounge	4.51 x 3.36m	14'10" x 11'0"
Kitchen/Dining	3.62 x 3.25m	11'11" x 10'8"
Laundry	1.72 x 1.11m	5'8" x 3'8"
WC	1.80 x 1.11m	5'11" x 3'8"



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The plans, illustrations, photography and sizes are indicative. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form part of any contract.

Campion Homes is one of the most prestigious new home builders in Fife with over 25 years experience of designing and constructing stunning properties on attractive, thoughtfully designed developments.

We focus on more than bricks and mortar, identifying outstanding locations throughout Scotland, designing developments that enhance their settings and creating ideal living spaces for our homebuyers. We believe in giving back to the places in which we develop and are dedicated to supporting the local area including schools and regional projects.

We place our homebuyers at the centre of the design process. Our Choices Suite is a fantastic facility offering a huge range of kitchens, bathrooms and finishes so clients can achieve exactly the look they want for their home.

All of this is delivered to an exacting standard with the exceptional level of customer service for which we have become well known.

## Hawthorn Bank Dunfermline

### DISTANCE IN MILES BY CAR

GLENROTHES **18**  
KIRKCALDY **15**  
ST ANDREWS **38**  
DUNDEE **47**  
PERTH **29**  
EDINBURGH **18**

